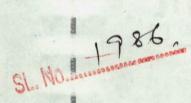


PR DAS, No. 19/96 STERIOR WEST BENGAL
For North 24-Pgs.
BARASAT
Regd, No. 19/96

26AB 285296

Before the Notary (W.B.) Barasat, North 24 Pgs.



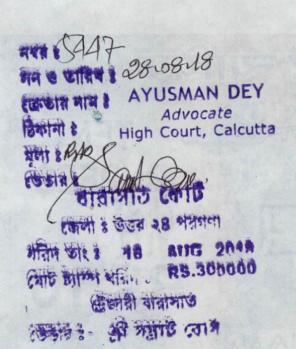
## FORM 'A' [See rule 3(2)] Affidavit cum Declaration

Affidavit cum Declaration of Mr. Shishir Gupta, son of Late Shree Bhagwan Gupta, working for gain at T-68, Teghoria Main Road, Kolkata – 700157, being the Director of Realtech Nirman Rrivate Limited, promoter/developer of the proposed project Hijibiji.

I/We, Shishir Gupta being the Director of Realtech Nirman Private Limited, promoter/developer of the proposed project do hereby solemnly declare, undertake and state as under:

. That I/ Promoter have/ has a legal title to the land on which the development of the project is proposed





guifore the Notary (W.B.)

OR

We have /has a legal title to the land on which the development of the proposed project is to be carried out

AND

A legally valid authentication of title of such land along with and authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

That the said land has been equity mortgage by Reliance Home Finance through a loan agreement of construction finance for the proposed project.

- 3. That the time period within which the project shall be completed by me/promoter is 31/12/2022.
- 4. That seventy percent of the amounts realized by me/promoter for the real estate project form the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

For Storth 2. That the amounts form the separate account shall be withdrawn after it is certified by an BARAS engineer an architect and a chartered accountant in practice that the withdrawal is in Regd. No. proportion to the percentage of completion of the project that i/promoter shall get the accounts audited within six month after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed DIA such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

- That I/ Promoter shall take all the pending approvals on time, form the competent JAN 2018 rities.
  - That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
  - 9. That I/ Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot of building, as the case may be, on any grounds.

Deponent

5 Lish- Ku-

## Verification

been concealed by me therefron	avit cum Declaration are true and correct and 12 4 JAN 2019 on thisday of	l nothing material has
Identified by me offerman Dey, Checked by Advocate NOTARY CLERK	Solemnly affirmed before me on 201.3 duly Identified by	5 2-5 2-6- Deponent 4 JAN 2019

